

CARSEWELL COTTAGE

16 MAIN ROAD, ALVES, ELGIN, MORAY



CARSEWELL COTTAGE, 16 MAIN ROAD, ALVES, ELGIN, MORAY

A charming cottage within easy reach of Elgin

Elgin 6 miles ■ Forres 7 miles ■ Inverness 33 miles

Offers Over £210,000

- 2 reception room. 2 bedrooms
- Well-proportioned and flexible accommodation
- Good sized garden
- Easily accessible
- Off street parking

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Located midway between Elgin and Forres, Carsewell Cottage is set back from the A96 (Inverness to Aberdeen trunk road) on the northern side of the small village of Alves on the ‘Laich of Moray’. Locally, Elgin and Forres provide a comprehensive range of shopping, dining and leisure amenities whilst Inverness (32 miles) offers all the facilities of a modern city including its Airport (26 miles) which can be reached in around 30 minutes. There are highly regarded primary schools in the local area including those at Alves, Mosstowie, Forres and Elgin. State secondary schooling is available in Elgin and Forres which also has a Steiner School whilst the world famous Gordonstoun School is located at Duffus, about 7 miles away.

DESCRIPTION

Carsewell Cottage is a modernised detached cottage which provides well-proportioned accommodation over 2 storey’s. From the porch the front door, opens into the hallway, to the left is a bright reception room with open fire. The kitchen can be found ahead with ample wall and floor units, a larder, space for white goods and a door to the back garden. To the right of the kitchen is the sitting room with views over the garden to the front. Upstairs there is a generous landing, 2 double bedrooms and the family bathroom which completes the accommodation. The cottage is primarily double glazed, has oil central heating, mains water and drainage. Overall, Carsewell Cottage has a wonderful bright and welcoming feel.

ACCOMMODATION

Ground Floor: Dining Room. Sitting Room. Kitchen

First Floor: 2 Bedrooms. Family Bathroom

GARDEN

Carsewell Cottage sits within a good sized, enclosed garden which is mainly laid to lawn with various borders and interspersed with mature shrubs. A sheltered patio provides a seating area to the front and there is a shed which provides storage space. Ample parking space is provided on the driveway which is owned by the cottage with the neighbours having a right of access over.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Oil	Band E	F:34	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The property owns the drive, however there is a right of access for the neighbouring properties for parking at the rear.

POST CODE

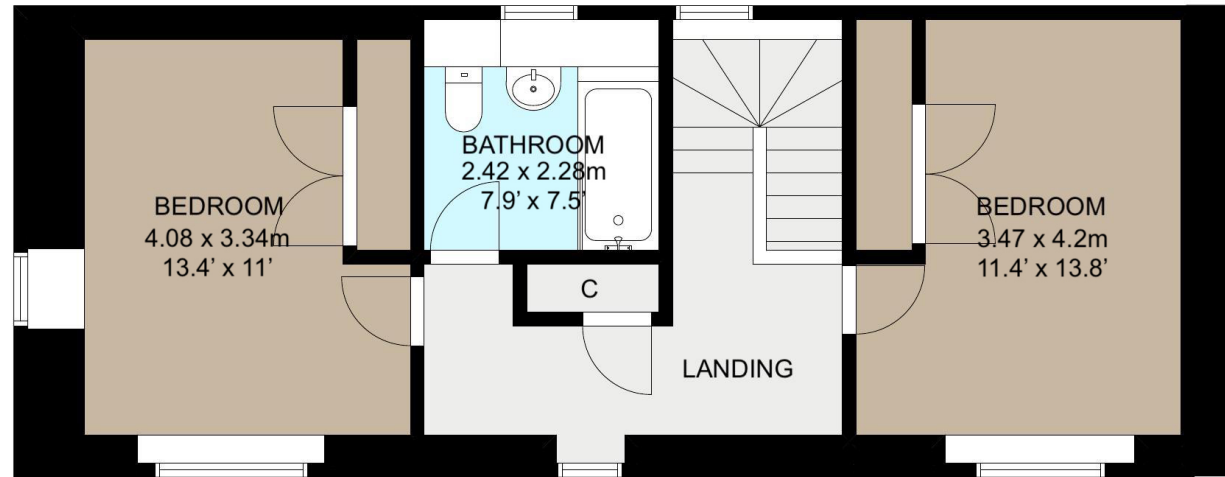
IV30 8UR

WHAT3WORDS

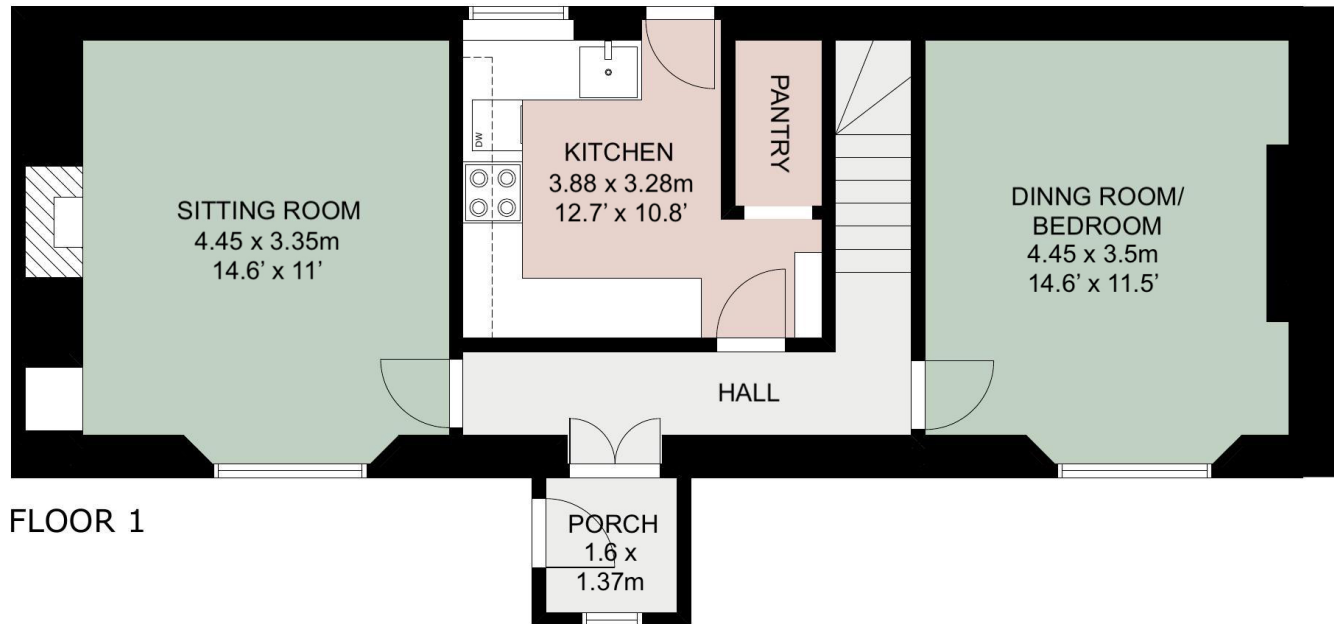
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: differ.mull.chucks







FLOOR 2



FLOOR 1

Carsewell Cottage, 16 Main Rd, Alves, IV30 8UR

Illustration for identification purposes, actual dimensions may differ. Not to scale.

SOLICITORS

Gillespie Macandrew LLP, Edinburgh

LOCAL AUTHORITY

Moray

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

RIGHT OF PRE-EMPTION

The vendor, Moray Estate, reserve a right of pre-emption to purchase the property back should it be placed on the open market for sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

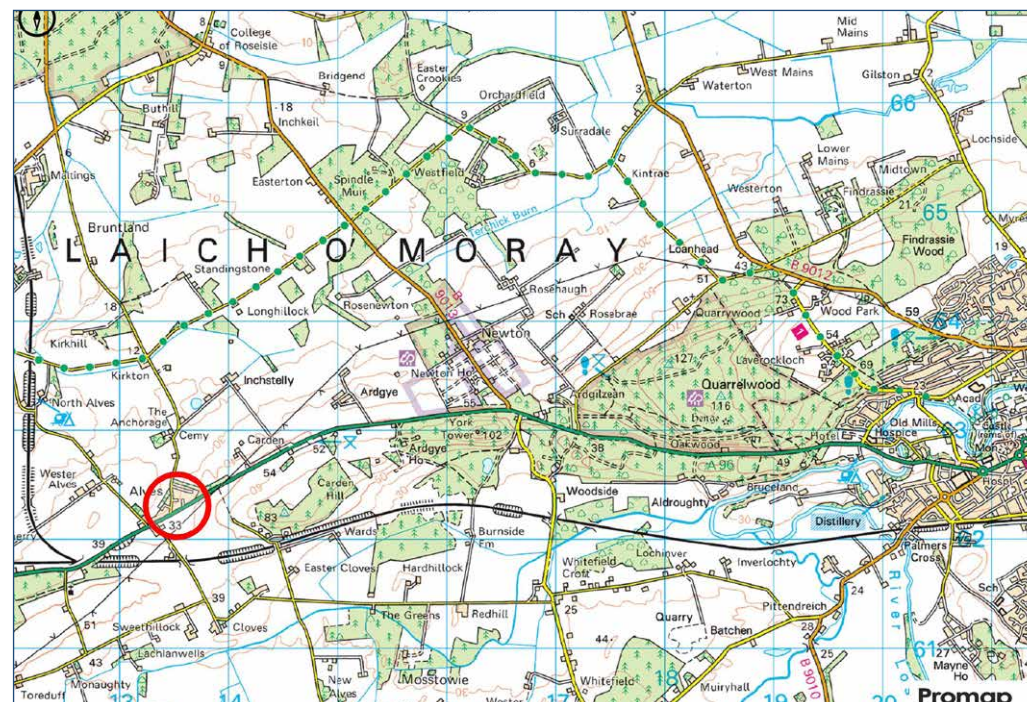
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2025







Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE